

ORDINANCE NO. 49-243

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2011-00042

Zone change from TF-3 Two-Family Residential ("TF-3") to General Commercial ("GC") on an approximately 6,500-square foot (130' x 50') property described as:

Lots 34 and 36, Rose Hill Addition, Humboldt, now Polar Avenue side; generally located on the northeast corner of 13th Street North and Polar Avenue, Wichita Sedgwick County, Kansas.

SUBJECT TO THE FOLLOWING PROVISIONS OF PROTECTIVE OVERLAY DISTRICT #265:

- (1) All vehicle parking on the site will be accessory to the abutting vehicle repair garage abutting the south side of the site; Lot 1, Block 2, Hays and Bell Addition.
- (2) Permitted uses are Vehicle Repair, Limited and General and those uses permitted by right in the LC Limited Commercial ("LC") zoning district.
- (3) Dedication of complete access control onto the abutting alley right-of-way.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Carl Brewer - Mayor

ATTEST:

Karen Sublett, City Clerk
(SEAL)

Approved as to form: _____
Gary E. Rebenstorf, City Attorney